



Mayor Unveils Central Waterfront Concept Plan

On Wednesday, July 26, Mayor Nickels transmitted a resolution to City Council that would approve his recommended Concept Plan for the Central Waterfront. The plan illustrates the opportunities presented by the removal of the Alaskan Way Viaduct and its replacement with a tunnel (see *rendering on page 6*). Implementation of this plan will provide an exciting new waterfront for Seattle—a waterfront for people rather than cars.

The plan proposes new locations for public open space, for environmental improvements along the shoreline, and for improved connections to the downtown core. It also proposes some regulatory changes, including the designation of Piers 54-59 as an historic district. With this plan, there will be increased public access to the water, including a 70-foot pedestrian promenade and a terraced connection to Pike Place Market. Nearly 19 acres of new public open space will be developed along the waterfront with this plan.

The Waterfront Concept Plan represents the culmination of three years of work by DPD staff and hundreds of citizens. The next phase of the plan—

see **waterfront plan** on page 6



ASC Service Alerts

Always aiming to streamline processes to benefit our customers, DPD announces changes in drop-off permitting, some appointments, required number of plan sets, contractor registration compliance, and interdepartmental coordination.

— see pg. 2 for details

Introducing the CITY Green Building Team

As announced in the February 2006 issue of *dpdINFO*, the City's green building experts have regrouped within the Department of Planning and Development. Seattle's Sustainable Building Program has been restructured to better serve Seattle's private sector building boom, and sustain Seattle's leadership in green building.

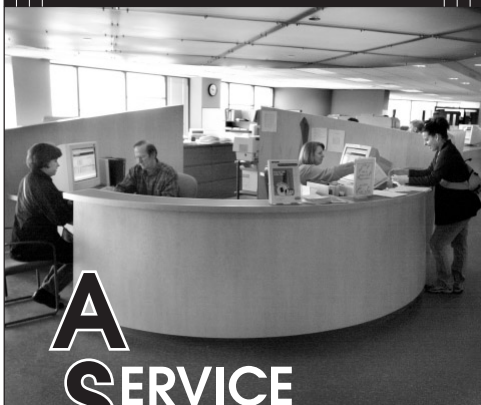
Now formally launched as CITY Green Building, the program's mission is to make green building standard practice in Seattle, through education, technical assistance and incentives. Next month, we'll take a look at the types of incentives and programs available to each of the market areas—City, commercial, institutional, multifamily, residential, sustainable communities, and education and award programs. This month, let's meet the team inside on page 8.

Monthly Highlights

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AS SERVICE ALERTS

Helping applicants navigate the permit process

Additional Plan Sets Required

In order to help us meet our targets for reviews during this period of high permitting activity, DPD is increasing the number of plan sets required when submitting construction permits. Accepting an additional plan set will allow us to direct plans to more review locations at a time and will expedite routing plans that are returned to us with corrections.

Applicants should bring one set more than they have been accustomed to providing. It may take time to update our publications and website—in the meantime, please add one plan set to the number asked for in any Client Assistance Memo (CAM) or other document that specifies a number of plan sets.

If you have questions about this change, please contact:

Carlee Casey, DPD ASC Manager
(206) 386-9732
carlee.casey@seattle.gov

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Drop-Off Permitting Changes Effective Aug. 1

Especially during periods of booming growth and development, DPD strives to keep projects moving through the permitting process as quickly and smoothly as possible. Applications for all types of permits are going strong, and in recent months DPD has seen a record number of applications. To further the on-going goal of streamlining the permit process, DPD recently announced changes to the types of applications that will be accepted for drop-off service:

Land Use

DPD will discontinue drop-off service Aug. 1 for all master use permits (MUPs), except for early design guidance applications that have been screened during a land use presubmittal conference. In June, DPD nearly doubled the number of intake appointments for land use applications in response to demand. Applications for MUPs are going strong, and in recent months DPD has seen a record-setting number of applications. The increase in number of intake appointments is handling the increase in activity more effectively than the current drop-off service.

Multiple Buildings - Construction

Drop-off applications for multiple buildings on a single development site are also being phased out, and will no longer be available Aug. 1. Please plan to schedule an intake appointment to submit your permit application for multiple building projects. These complex projects require more extensive screening and processing, so DPD can provide a better level of service when they're submitted in an intake appointment.

DPD will continue to accept drop-off applications for new construction projects for townhouses and single family dwellings (including a detached accessory garage). Either may include demolition of a structure.

If you have questions about these changes, please contact:

Roberta Baker, DPD ASC Manager
(206) 684-8195, roberta.baker@seattle.gov

Joint Master Use Permit/Construction Appointments Discontinued

Effective Sept. 1, 2006, DPD will no longer be scheduling a joint intake appointment for a master use permit (MUP) and construction permit to be submitted at the same time. If a project requires a MUP, it will need to be submitted to DPD prior to acceptance of the related construction permit application. The only exception to this is for unit lot subdivision permit applications, which require that the construction permit application be submitted to DPD first, before the unit lot subdivision application can be submitted.

If you have questions about this change, please contact:

Roberta Baker, DPD ASC Manager
(206) 684-8195, roberta.baker@seattle.gov

Interdepartmental Permit Coordination Project Set for September Launch

In May, the Interdepartmental Team (IDT) delayed the June 1 start date for the new coordinated permitting function for DPD and the Seattle Department of Transportation (SDOT), after various stakeholder groups raised concerns about certain aspects of the process. In response, the City reviewed portions of the project to address the issues brought to our attention, and now estimates the project will go live Sept. 12, 2006.

The goals of the interdepartmental permitting project will remain intact as we address our stakeholders' concerns. The goals aim to ensure applicants will be able to:

- Obtain a consolidated report with different City departments' analysis and requirements
- Avoid late identification of costly design requirements
- Reduce gaps and contradictory information from disjointed department input
- Better scope and plan project budgets

Some of our stakeholders expressed the following concerns with coordinated permitting process:

- Consistently prepared applicants (CPAs) should not have to pay the \$375 SDOT fee if they are already providing the street improvement details from SDOT's Right-of-Way Manual.
- It's useful for larger projects, but not smaller projects.
- How does the process fit with the Phased Project framework?
- Potentially impacting small projects that won't have issues. Uninformed applicants are getting coaching, looking at Client Assistance Memos (CAMs), doing research, etc.
- Concern about getting 90% Street Improvement Plan accepted by SDOT. This could cause significant delays. SDOT has a five-day turnaround for

normal plans, but a six-week turnaround for plans with deviations or exceptions.

In response to this feedback, DPD and SDOT management revised the process. The following changes are meant to address the concerns of our stakeholders:

- A new flat fee of \$75 (down from \$375) to be charged to all new construction projects by SDOT for preliminary review of street improvement design requirements.
- An additional fee of \$300 to be charged by SDOT to all new construction projects that require street improvement plans for the additional time needed to do preliminary review of street improvement design requirements.
- An additional fee of \$300 may be charged by SDOT for all new construction projects that do not require street improvement plans but have other issues or complexities. This fee is for the additional time needed to resolve these issues or complexities.
- An "Opt Out" program that allows an applicant to avoid the additional \$300 fee by self-identifying street improvement design requirements and the need for a street improvement plan.
- SDOT commitment to revamping its processes to allow for a 72-hour turnaround on screening plans for review.
- IDT coordination process for phased permits will be developed.

Stay tuned for more updates and information about our re-engineered interdepartmental coordination permitting process. If you have questions, please contact:

Bob Laird, DPD Director of Operations
(206) 615-1312, bob.laird@seattle.gov

Contractor Registration Compliance

In order to remain in compliance with Washington state law regarding contractor registration requirements, DPD will be more actively monitoring the status of contractor registrations when the applicant for a permit is a contractor (WAC 296-200A-110). If the applicant/contractors' registration is not current in the state's registration database for any reason, DPD will not issue the permit until the registration defect is cured.

Owners of single family homes who plan to complete the work themselves or to hire a contractor later will be asked to read and complete a Declara-

tion in Lieu of General Contractor Registration at the time the permit is issued. This document outlines the exemptions from the registration requirement and will act as the applicants' official notification of potential consequences of non-compliance.

We hope that these simple steps will help ensure that applicants are informed about their obligations and protections under the Contractor Registration Law.

If you have questions, please contact:

Carlee Casey, DPD ASC Manager
(206) 386-9732, carlee.casey@seattle.gov



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Green Building
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

DPD Releasing New South Lake Union Neighborhood Plan Aug. 1

On Aug. 1, DPD will release the final South Lake Union Urban Center Neighborhood Plan. The new plan provides a broad set of policies to guide growth and change in the neighborhood over the next 20 years and covers topics ranging from sustainable development to housing to transportation. The plan encourages the redevelopment of South Lake Union (SLU) into a dense, diverse, live-work community that provides a model for sustainable redevelopment.

In 2004, the City's 10-year Comprehensive Plan update designated SLU an "urban center"—an area with the potential for high job and housing growth. The City revised the existing SLU neighborhood plan to address specific topics as required under King County's Countywide Planning Policies for urban centers.

DPD and the South Lake Union community, whose members volunteered many hours of their time, collaborated to develop the plan. It builds on the existing plan; requirements for urban center plans under the Countywide Planning Policies; plans for large-scale redevelopment of the neighborhood; major public investments planned for the neighborhood; ongoing City work; and the comments and input of many community stakeholders.

Among the plan's recommendations are:

- Provide incentives for mixed-income residential buildings.
- Explore the use of vegetated swales to improve the quality of the storm water that currently drains into Lake Union.
- Work with the school district and private developers to build a school in or near the neighborhood as the neighborhood, and the rest of the Center City, grows.
- Improve neighborhood bike routes and transit service.

The new neighborhood plan is intended to be implemented over the next 20 years. As a policy plan, most of its recommendations will require additional work to identify specific actions and sources of funding.

An electronic version of the plan will be published on the DPD South Lake Union website at www.seattle.gov/dpd/planning/slu. Hard copies will be available at the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467, and at the Downtown, Queen Anne and Lake Union Neighborhood Service Centers.

For more information about the neighborhood plan update, and to be notified of any public hearing on the updated neighborhood plan, please contact:

Lish Whitson, DPD Planner
(206) 233-0079, lish.whitson@seattle.gov

SPC

Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

The Seattle Planning Commission has consistently been a strong advocate for adopting policies that encourage affordable housing throughout the city. In support of Mayor Greg Nickels' recently proposed legislation to allow detached accessory dwelling units (detached ADUs) in Southeast Seattle, Commission Chair Steve Sheehy and Commissioner M. Michelle Mattox testified at a June 27 public hearing held by the Seattle City Council at the NewHolly Gathering Place. Below is a copy of their testimonies:



Sheehy

Steve Sheehy, Chair

Thank you for the opportunity to comment on the Mayor's proposed legislation to allow detached accessory dwelling units in Southeast Seattle.

The Planning Commission has been a long-time, consistent advocate for adopting policies that encourage affordable housing and increase housing choices for all Seattle citizens.

Through our work on the Housing Choices Initiative with the Department of Planning and Development and community groups, we recognized the need for the City to use all available tools to reduce or minimize the cost of housing. This proposal is one of those tools and we urge the Council to approve the legislation.

The commission believes that increasing the variety of housing types in all single-family residential zones can lead to more affordable housing options. Detached ADUs generally provide lower cost rental housing options, an opportunity for homeowners to augment the cost of their homeownership, and provide housing for extended family members.

In July 2003, the Planning Commission went on record advocating legislation to allow detached ADUs throughout the entire city. We believe that is still a good idea.

In 2004 we prepared a white paper as a follow-up to a trial study and public outreach effort around detached ADUs and cottage housing. The paper identi-

fied issues that emerged from those efforts and the commission offered recommendations on how the City could address those issues. A copy of the white paper was sent to City Council accompanying our letter of support for this legislation on May 25.

The current proposal is the result of a broad-based effort managed by DPD with extensive input from the community. As a testament to the community support of the legislation, allowing detached ADUs has already been incorporated in the Southeast [Seattle] Action Agenda.

One of the ideas that came out of the trial effort is to develop a technical guide that would include standard plans as well as technical assistance. The goal of such a program would be to:

- simplify the process of developing and managing detached ADUs;
- reduce the cost in time and money for the homeowner;
- assure the community of high-quality design that fits the character of the neighborhood;
- and provide homeowners with the information to successfully manage a detached ADU.

The Planning Commission has already had preliminary discussions on the development of a technical guide with DPD and the Office of Housing and looks forward to continuing to work with those departments to bring it to fruition.

Thank you, again, for the opportunity to comment on this proposal which we strongly support. We stand ready to assist you in any way as you continue your consideration of the legislation.



Mattox

M. Michelle Mattox, Commissioner

I am new member of the Planning Commission and a resident of Southeast Seattle. I have admired how the Planning Commission has worked with communities and the City to promote the development

see **planning commission** on page 6

waterfront plan, *cont. from page 1*

ning work will involve a “Public Realm Plan”—a master plan for the public spaces including the surface streets, public parks and open spaces. Once Council has released the funds for the Public Realm Plan, it will take about one year to complete.

More information, including the Concept Plan, is available on DPD’s Central Waterfront Plan website at www.seattle.gov/dpd/planning/centralwaterfront. If you have questions, please contact:

Robert Scully, CityDesign
(206) 233-3854
waterfrontplan@seattle.gov



Seattle's possible future waterfront. Illustration by Stephanie Bower.

planning commission, *cont. from page 5*

of more choices in housing types that meet the needs of a diverse population and expands the supply of housing.

I am honored to be a part of a group who has been able to bring their background, expertise and advice to assist the City in finding solutions to Seattle’s housing crisis. Allowing detached accessory dwelling units makes good sense for Southeast Seattle.

In the commission’s 2003 Seattle’s Housing Choices report it is noted that Seattle demographics have changed and therefore so have its housing needs. This is especially true for Southeast Seattle. The City must meet the changing housing needs of an aging population, an increasing number of multi-generational families, extended families, and single-parent families. It is important for the City to look for innovative solutions in providing housing options for this new housing demographic profile.

Detached ADUs will provide an important addition to the housing choices for both homeowners and renters in Southeast Seattle. For instance, they can provide an opportunity for extended families, where elderly parents or young adults can live in an independent, supportive housing arrangement.

Detached ADUs will also provide homeowners

with extra income to help meet rising homeowner-ship costs, allowing older homeowners to stay in their home or potential new homeowners to afford the purchase price of a single-family home.

Detached ADUs are a good way to increase the supply of affordable rental housing in single-family areas with dwellings that fit into the scale and character of the neighborhood. It gives people more choices in the neighborhoods they want to live in.

Finally, detached ADUs guarantee on-site landlords who are more likely to make sure their renters are good neighbors.

The Planning Commission supports and urges the City to move forward with legislation permitting detached accessory dwelling units in single-family zones in Southeast Seattle.

The Seattle Planning Commission is an independent citizen advisory commission authorized by City Charter in 1946 to advise the City government on broad planning goals, policies and plans that affect the physical development of Seattle. For more on the commission, visit www.seattle.gov/planningcommission or contact:

Scott Dvorak, Planning Analyst
(206) 684-8694, scott.dvorak@seattle.gov

Good Choices for a Better Future

The Seattle Green Living Expo will bring together builders, developers, architects, city planners, building suppliers and the general public in an unprecedented showcase of the latest innovations for sustainable urban livability. West Seattle's High Point redevelopment, recipient of the American Institute of Architects' 2006 "Show You're Green" award, will be hosting the event.

The expo will open the doors of five homes for sale, two rental homes and the entire sustainable community of High Point to demonstrate both practical and cutting edge ideas in sustainable, Built Green™ and ENERGY STAR® living. Booths, workshops and seminars will educate consumers and industry leaders on how to create healthier buildings, communities and lifestyles.

Save the date:

The expo runs Sept. 16-Sept. 24; open to the public weekends only: 10 a.m.-5 p.m., Sept. 16-17 and 23-24.

Seminars and workshops tailored to design and construction professionals will be held the first week, including:

- A half-day "House as a System" workshop
- Energy Star Lighting
- Marketing and Selling Green Homes
- Innovations in stormwater management
- Green landscape practices

Overall expo highlights include:

- Tours of Built Green homes created by The Dwelling Company, Polygon Northwest, Saltaire, Lyle Homes and Devland, Inc. Each one will emphasize a distinctive aspect of sustainable homebuilding.
- Tours of an ENERGY STAR® rental home.
- Tours of one of 35 Breathe Easy rental homes designed specifically for families with children suffering from asthma.
- Tours of the High Point natural drainage system along with discussions of the advantages of this integrated urban land plan and its mixed-income community building strategies.
- Free seminars for the public covering topics such as organic gardening, innovative waste solutions, sustainable transportation options, nontoxic household products, green home remodeling, and solar energy.
- Seminars for builders, developers and architects introducing new green building techniques and encouraging their support and participation in sustainable development.
- Exhibits of the latest in green technology, products and services.
- Heavy multimedia coverage including intensive advertising and public relations coverage.

Event dates and times are currently being scheduled. To learn more, view the City Green Building online event calendar at www.seattle.gov/dpd/GreenBuilding/OurProgram/Events or the High Point Neighborhood website at www.thehighpoint.com.

This event is brought to you by the City of Seattle, Seattle Public Utilities, Seattle City Light, and Seattle Housing Authority.



High Demand for Residential Green Building Expertise

Last month's "Buildings in Balance" residential workshop series designed to help participants create healthy, efficient, environmentally responsible homes, was a sell-out success.

Ninety percent of participants signed up to attend all four workshops in the series that offered a range of educational topics in residential green building:

- "LEED™ for Homes," presented the latest on the LEED™ for Homes pilot project from Kathleen O'Brien, principal, O'Brien & Co. green building consultants.
- "Residential Builders' Perspectives on Green Building," heard different business approaches to green building from three local developers, and compared experience in various green technologies with the help of moderator Mark Huppert of Catapult Community Developers.
- "Zero Net Energy and Energy Efficiency Incentives," explained the potential for Pacific Northwest homes to produce as much energy as they consume, introduced available financial incentives, and presented local case studies.
- "House as a System," outlined how heat, moisture and ventilation interact in a home, and how smart design and construction practices can produce a home that's durable, healthy and energy efficient.

This educational series was coordinated by the Cascadia Green Building Council and sponsored in part by DPD along with Energy Star Homes Northwest. Due to the high demand, it may be repeated. To be notified about future residential green building workshops, please contact Thor Peterson, (206) 615-0731.

As they become available, presentations from past events are posted at www.seattle.gov/dpd/GreenBuilding/OurProgram/Events.

Meet the CITY Green Building Team

Whether you are a high-rise developer, a facility manager or a homeowner, the CITY Green Building program team is organized to inspire and support you, to create value for your project. Located on the 19th floor of Seattle Municipal Tower, experienced green building specialists (all of whom are LEED™ Accredited Professionals) help connect building permit applicants to green building incentives and resources from initial project planning and concept design through permitting, construction and operation. Expertise, assistance and customized tools are focused on key areas:

- for **City** – City of Seattle-owned facilities – contact **Lynne**
- for **Commercial** – industrial and highrise residential – contact **Peter**
- for **Institutional** – organization-owned facilities – contact **Lucia**
- for **Multifamily** – apartments and condominiums – contact **Peter**
- for **Residential** – homeowners, townhomes and single family projects – contact **Thor**
- for **Sustainable Communities** – urban design and neighborhood planning – contact **Lynne**
- for **Education and Award** programs – workshops, events, media – contact **Janet**

No project is too small, or too large, to make a start. Join us to help Seattle maintain its leadership in green building. Visit www.seattle.gov/dpd/greenbuilding or call us today at (206) 684-8880.

PROGRAM MANAGER: innovative. intuitive. inspirational. Lucia “Build a Better Mousetrap” Athens



Lucia Athens
lucia.athens@seattle.gov
(206) 684-4643

HERE FOR YOU: If you want to find new, better, and more sustainable ways to get things done, Lucia's the one to see. She also provides customized green building assistance for institutional and tenant improvement permit applicants.

BIO: Since 1999, Lucia has been considered the motivational leader for Seattle's Green Building Program. She was named one of the top 25 most influential people in green building in the Northwest by Sustainable Industries Journal in 2004. Lucia's pioneering work over the last 15 years includes helping establish the nation's first green building program, in 1991, with the City of Austin—and helping establish the nation's first LEED™-based green building program with the City of Seattle. Lucia serves on the board of directors for Urban Green, a nonprofit sustainable development center. She is a licensed landscape architect and a former USGBC board member.

FUN FACT: When not building better mousetraps, Lucia loves walking Alki Beach with her Jack Russell terrier and exploring the Slow Food movement in her home kitchen.

RESIDENTIAL EXPERT: inquisitive. tireless. responsive. Thor “Elementary My Dear Watson” Peterson



Thor Peterson
thor.peterson@seattle.gov
(206) 615-0731

HERE FOR YOU: Looking for the latest green materials or innovative design approaches for a residential construction or remodeling project? If so, Thor's your man. Tap into Thor's legendary knowledge on the latest green tools, techniques and products. Or throw him a conundrum to solve: his penchant for sleuthing out logical solutions to green building challenges is what gives him his middle name.

BIO: A graduate of the Sustainable Building Advisor Certificate program, and lead author of the popular *Green Home Remodeling Guides*, Thor's specialties include green products and materials, water conservation, and Low Impact Development strategies. His lifelong interest in sustainability issues was cemented by a youth spent in the woods of the Cascades.

FUN FACT: In his free time, Thor is a fair-weather bicyclist and a foul-weather movie enthusiast. His passion for gardening is independent of the weather.

COMMERCIAL EXPERT: motivated. committed. ingenious.
Peter “Pull Out The Stops” Dobrovolny



Peter Dobrovolny
 peter.dobrovolny@seattle.gov
 (206) 615-1094

HERE FOR YOU: Have you been coveting the idea of helping your customers achieve a LEED™ Gold or Platinum building project so they can leave the humdrum Certified and Silver projects to others? If so, you'll want to connect your customers with Peter, who will pull out all the stops to uncover the innovative building strategies they'll need. Peter will help organize the charrettes and IDP (integrated design process) to get their entire team on board.

BIO: Peter's experience covers almost all aspects of design and construction. Not only does he have a Bachelor of Architecture and a Masters in Urban Planning, but over his career he has acted as architect, engineer, developer, builder and consultant. He has first-hand knowledge of the value of teamwork.

FUN FACT: If you're ever out on Puget Sound on the weekend, look for Peter and his wife on “SummeR,” the 46-foot sailboat they live on.

SUSTAINABLE COMMUNITIES PLANNER: visionary. passionate. courageous.
Lynne “Blaze-a-Trail” Barker



Lynne Barker
 lynne.barker@seattle.gov
 (206) 684-0806

HERE FOR YOU: Focused on building sustainable communities, aka “green urbanism”, Lynne is working with City staff on large-scale urban planning projects. She also provides support to City capital projects.

BIO: A trailblazer who influences change at the local, regional, and national level, Lynne entered the building industry in 1978 as one of the first women to join Seattle's local carpenter's union. In 1995 she developed Sellen Construction Company's Sustainable Building Program, which demonstrated the business case for construction waste recycling and established long-term markets for recycled materials. In 1996 she co-chaired the USGBC committee that helped launch LEED™. She served on the USGBC board for six years and co-founded the Cascadia Region Green Building Council.

FUN FACT: Lynne also blazes a trail outside of work, exploring the Northwest on backcountry skiing and backpacking trips with her dog Shasta.

OUTREACH & EVALUATION MANAGER: strategic. collaborative. practical.
Janet “Crystal Clear” Stephenson



Janet Stephenson
 janet.stephenson@seattle.gov
 (206) 615-1171

HERE FOR YOU: If you're curious to see into the workings of the CITY Green Building Program, learn how the team can help you, or what events are in your future, make Janet your first call.

BIO: A firm believer that good design = green design = our future, Janet's career marketing design, planning, engineering and environmental services informed her knowledge of green building practices. Janet has coordinated a Global Sustainability Task Force, and served on the board of the USGBC Los Angeles Chapter. She has been a key contributor to several sustainability conferences, and co-created an award-winning global education campaign.

FUN FACT: A long-time apartment dweller, Janet's rapidly learning about the joys of blackberry and how to apply low-impact landscaping strategies to her newly acquired, but long-neglected yard.

*LEED™ stands for Leadership in Energy and Environmental Design and is a green building rating tool developed by the U.S. Green Building Council, of which the City of Seattle is a member.

**USGBC stands for the U.S. Green Building Council



Get Involved in Urban Sustainability

A Chance to Shape Land Use as if Transportation Mattered

—or how we can turn the strain of rising gas prices into a driver for positive change

Please join us on Aug. 28, refreshed and ready for action after a short summer break, as we consider actions we can all take to turn the strain of rising gas prices into a driver for positive change.

MONDAY, AUG. 28

Rising Gas Prices: Consumer Crisis or Wake-up Call?

5:30-7 p.m.

Seattle Central Library Auditorium

1000 Fourth Ave.

Free event; no registration required

ABOUT THE EVENT: The rapid run-up of gas prices has created sticker shock for motorists, and calls for action by government to do something about it. Dunphy will share his research on consumer willingness to change travel habits as well as housing choices, to reduce the cost of travel. He will explore options for real estate development that give people more travel choices, and are supported by market trends, as well as some of the practical impediments to their success. Dunphy will offer ideas for actions that citizens can take to turn this crisis in family budgets into an opportunity to create a more pedestrian friendly, transit-oriented Seattle.



FEATURING: Bob Dunphy, Senior Resident Fellow, Transportation and Infrastructure, Urban Land Institute. With a reputation for translating traffic, transit and parking issues related to land use and development into understandable problems with manageable solutions, Dunphy maintains a high profile in the transportation community. He is lead author of *Developing Around Transit: Strategies & Solutions That Work*, *Moving Beyond Gridlock: Traffic*

& Development, *Transportation & Growth: Myths & Facts* and is currently updating ULI's *Shared Parking*. Dunphy chaired the Transportation Research Board's committee on transportation and land development and is a frequent speaker to national and local programs.

About the Urban Sustainability Forum

At our energizing public forum you'll hear nationally and internationally recognized leaders in sustainable community development speak about ways we can transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

An opportunity for business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future of Seattle, these events are sponsored by the City of Seattle, the Seattle Public Library, Better-Bricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

Information on future speakers and additional events for 2006 are available on our website at **www.seattle.gov/dpd/citygreen**.

If you have any questions, please contact:

Janet Stephenson
janet.stephenson@seattle.gov
 (206) 615-1171

ECA Update: Landslide-Prone/Steep Slope Areas

The City of Seattle has completed the first major update to its environmentally critical areas (ECAs) regulations since they were first adopted in 1992. These regulations address how development on and adjacent to Seattle's ECAs is regulated. ECAs include the City's wetlands, areas important for fish and wildlife such as riparian corridors (creeks) and shorelines, geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas, and abandoned landfills.

ENVIRONMENTALLY
CRITICAL AREAS

With the new regulations effective as of May 9, 2006, we've been running a series of articles which focus on significant changes in the regulations. Below is the latest installment, Landslide-Prone and Steep Slope Areas. For more on the new ECA regulations, visit www.seattle.gov/dpd/planning/ecaupdate.



Landslide-Prone Areas – SMC 25.09.080

There is no longer a requirement for notification to surrounding property owners when the project is in a landslide-prone area only. The 15 percent slope provision for what constitutes a landslide-prone area is eliminated.

Steep Slope Areas – SMC 25.09.180

- A variance is required to allow a possible maximum 30 percent disturbance of the steep slope area.
- Exemptions from steep slope area development standards are allowed when the impact on steep slope areas is not increased, and when:
 - existing development is already located there;
 - the steep slope was created by legal grading activities;
 - the steep slope area is less than 20 feet vertical rise and is 30 feet or more from other steep slope areas; or
 - the director determines that application of steep slope areas development standards would prevent stabilization of a landslide-prone area.
- When steep slope areas are exempted from steep slope development standards, they may then count toward meeting subdivision requirements.
- Downtown and highrise-zoned land are exempt from steep slope development standards. "Highly developed" commercial areas are no longer exempt.
- The small project waiver in steep slope areas is lowered to 300 square feet with mitigation required.

Old Regulations

- Limited development on areas of over 40 percent slope.
- When unavoidable, development is limited to 30 percent of the steep slope area.
- Even though exempted from steep slope development standards, the steep slope area may not count toward meeting subdivision requirements.
- The small project waiver for 750 square feet of development is permitted in steep slope areas.



DPD's Boiler and Pressure Vessel Inspections Staff

Larry Leet, *Chief Boiler/Pressure Vessel Inspector*
(206) 684-8459

David Halbeck, *NW Quadrant Inspector*
(206) 684-8462

Vic Hall, *NE Quadrant Inspector*
(206) 684-5366

Chris Villa, *SE Quadrant Inspector*
(206) 684-8460

Edward L. Jackson, *SW Quadrant/Downtown Inspector*
(206) 684-5853

Andy Worline, *License Inspections*
(206) 684-5857

Vivian Reyes, *Administrative Support*
(206) 684-8418

Boiler in the House?

DPD's boiler inspection group checks, among other things, heating boilers that are installed in private residences. The wide variety of boilers available to homeowners makes the job a lively study. On the cutting edge are the newer high efficiency natural gas boilers. Of particular interest are the venting (method of getting rid of the "exhaust") and combustion air source (how the fresh air needed for burning fuel is introduced); each boiler manufacturer engineers how to install the venting and combustion air, and it is critical the installation manual be followed exactly. Our inspectors help review these and other safety items during the boiler inspection.

Two other items are important to attend to early in the installation process: the heat loss calculation and installation of vent pipe that is to be enclosed. The heat loss calculation is used to properly size the boiler, which can be important to energy efficiency of the system. For an existing house, if upgrades to the building envelope (windows, insulation) are anticipated, these should be included in the calculation. If the vent piping is to be enclosed, it is wise to have the inspector look at it before it is covered. Note there is no requirement for a "cover" inspection under a boiler permit, but since a properly installed boiler venting system is critical to safety, it is an excellent idea to involve the inspector at this point.

Boiler installation permits are available at the Over-the-Counter (OTC) permit desk, (206) 684-8464, in the Applicant Services Center. For more information, visit DPD's Boiler and Pressure Vessel website at www.seattle.gov/dpd/Enforcement/Boiler_and_Pressure_Vessel_Inspections or contact staff listed at left.

Updated Trade Licensing Laws in Effect

In May, three Seattle trade licensing laws were relocated to a separate subtitle within the Seattle Municipal Code Title 6, and the provisions of each were revised to be parallel to and consistent with each other. The new regulations were effective June 21, 2006.

Specific changes to the Gas Piping Installers Licensing Law (SMC 6.430) include new provisions for appeals, stop work, notice of violation and penalties. Also, the yearly license renewal date has been moved from May 31 to March 31.

Specific changes to the Steam Engineer and Boiler Firemen Licensing Law (SMC 6.420) include:

- Additional years of experience are required for Grades I and II steam engineers.
- Steam engineers would be able to apply for a supervisor's license with one year experience instead of three.
- The qualifications for licenses are reformatted from text into tabular format.

- Provisions for revocation of licenses, appeals, stop work, notice of violation and penalties are added.
- DPD is given specific authority to perform inspections to determine compliance with the chapter. Specific changes to the Refrigeration Licensing Law (SMC 6.410) include:

- A section on scope and purpose is added.
- DPD is given authority to enforce the chapter, require applications and administer examinations.
- It is now unlawful to have charge of, or to permit someone to operate a refrigeration system without complying with the licensing requirements.
- Provisions governing air conditioning contractors are combined with those for refrigeration contractors.
- The license category for industrial refrigeration engineer is being phased out to reflect changes in the industry.
- The existing section on late renewal is deleted. Applicants whose licenses have been expired for

see **licensing laws** on page 13

licensing laws, *cont. from page 12*

- more than one year must retake the examination.
- The provisions for revocation of licenses is replaced with more enforceable language.
- Bond requirements are deleted.
- Provisions for appeals, stop work, and notice of violation are added.
- DPD is given specific authority to perform inspections to determine compliance with the chapter.
- Penalties are revised for consistency with the other licensing programs.
- The yearly license renewal date has been moved from July 31 to June 30.

For more information on DPD's Trade Licensing Program, including copies of the revised laws, visit www.seattle.gov/dpd/enforcement/licensing.

For more information, contact:

Larry Leet, DPD Licensing Supervisor
(206) 684-8459, larry.leet@seattle.gov

Client Assistance Memos

UPDATED

- **CAM 105, Drop-Off Submittals**, was revised to reflect changes in DPD's drop-off submittal system.
- **CAM 213B, Application Requirements for Lot Boundary Adjustments**, was revised as a result of the recent update to Seattle's Environmentally Critical Areas ordinance.
- **CAM 225, Applications for New Sidewalk Cafes**, was updated to remove references to an indemnity agreement, which is no longer required.
- **CAM 312, Decks, Fences and Arbors for Single Family Homes in Seattle**, was revised to clarify language relating to arbors in Single Family zones.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

WEBSITE UPDATES

SDOT Launching Online Street Use Permits

In mid-August, the Seattle Department of Transportation (SDOT) Street Use Unit will be launching its new online permitting (OLP) system.

The OLP system will allow customers to:

- **Apply for street use right-of-way permit** – Submit an application for the majority of over-the-counter permits (for temporary use of the right-of-way during construction such as residential debris dumpster, construction use, utility service connect) and annual permits (for long-term use of the rights-of-way such as signs, retaining walls, structural overhangs, sidewalk cafes).
- **Pay for street use right-of-way permit** – Upon application approval, you can pay for your permit issuance fees and deposit online using your credit/debit card (normally billed utility customers are not required to pay online).
- **Receive your street use right-of-way permit** – After you've completed payment for permit, you can print the permit online.
- **Check permit status** – At any point after submission of the application, you can check the status of the permit. Applications previously submitted in person at the Street Use counter and those for major permits also can be reviewed online to check their status.

The OLP system will inform an applicant if a traffic control plan is needed. Traffic control plans must be submitted to SDOT Traffic Management with the permit number recorded on the plan.

If you have any questions about the OLP system, please contact:

Rich Richmire, SDOT Street Use Manager
(206) 684-0391, rich.richmire@seattle.gov

or

Monica Schmitz, OLP Project Manager
(206) 615-1226, monica.schmitz@seattle.gov

New Look for the Seattle Energy Code Site

The Seattle Energy Code website (www.seattle.gov/dpd/energy) has been updated to the most-recent City of Seattle web page format. While the appearance on the page may be slightly different, there are *NO* changes to the Seattle Energy Code requirements.

If you have questions about the Seattle Energy Code, please contact the DPD Energy Technical Code support at (206) 684-7846, Monday-Friday, 1:00-4:15 p.m.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>)	206-684-8850
Address Assignment	684-8850
Cashier	386-9780
Design Review Program	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>)	684-5362
Land Use Reviewers (<i>see note below*</i>)	n/a*
Master Use Permits	684-8467
Plans Routing	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits	684-5198
Sign Permits	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director	684-8899
Community Relations	233-3891
Accounting	684-4175

Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 615-0808

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm</i>	
Code Compliance Division (<i>enforcement info</i>)	615-0808
Events & Classes	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>) ...	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M, W, F: 9am-4:30pm; Tu, Th: 10:30am-4:30pm

Property Owner/Tenant Assistance	684-7899
Public Resource Center (PRC)	684-8467

Hours: M, W, F: 7:30am-5:30pm; Tu, Th: 10:30am-5:30pm

Publications	684-8467
Site Development	684-8860
Sustainable (Green) Building	684-8880
Tech Support: Building Code (<i>1-4:15pm</i>)	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>)	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>)	684-7846
Zoning Info (<i>general, not site-specific*</i>)	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave.

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SEATTLE WA
PERMIT NO
619

Printed with soy-based ink on totally chlorine-free paper
made with 100% post-consumer fiber

www.seattle.gov/dpd

Subscription Info: (206) 684-8443

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Planning and Development

Department of

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